

Kensington Plantation, Summer Kitchen
U.S. Rt. 601
Eastover vicinity
Richland County
South Carolina

HABS No. SC-129 A

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDINGS SURVEY
KENSINGTON PLANTATION, SUMMER KITCHEN

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LOCATION: U.S. Route 601, Eastover vicinity, Richland County,
South Carolina.

ARCHITECTURAL INFORMATION:

Use: The summer kitchen was retired from its original use before 1910 when a kitchen was built in the main house. It has alternately been used as maid's quarters, a laundry, office and storage shed.

Description of exterior: The summer kitchen is located about 50 feet south of the main house. The 34'-4" x 18'-3" rectangular block with hipped roof is set approximately one foot off the ground on stone footings. The roof is covered with metal panel roofing (assumed not original) and the exterior walls are clad in cypress lapped siding with a 6" exposure. The last paint scheme was grey with darker grey trim, although presently there is not a single trace of exterior paint remaining. The central brick chimney rises about 4' above the roof and possibly may have been stuccoed. The original windows were single hung and existing new windows in the north half of the building contain 6 over 6 lights. There are traces of shutter installation, although no shutters remain. Neither of the two original doors on the west facade remain, as well as none of the steps to those openings.

Interior finishes: The summer kitchen consists of two rooms that presently have no access to each other. Originally the framing and interior face of the siding were left exposed. Posts, studs and diagonal braces of the framing were beaded 1/4" on the front edges. The ceiling framing of 2" X 12" joists were also exposed and wood planking formed the ceiling above them. The central back-to-back brick fireplaces were

stuccoed and had mantels that have been lost. The floor is constructed of 1" planks varying in size from 8" to 12-1/2". Heating was supplied by the fireplaces and there are new incandescent and fluorescent fixtures in both rooms.

Modifications: The south room had a partition to one side of the fireplace which formed a pantry closet which is now removed. The north room is totally renovated with exposed plywood at the walls and ceiling and vinyl asbestos tile on a plywood subfloor. The fireplace has been closed off and replaced with a freestanding stove. New cabinets flank the plywood fireplace enclosure. New wood sashes have been placed in the original wood openings and a plywood door has taken the place of the original door.

Existing conditions: The south room of the summer kitchen, having been used to store farming materials, has been left to deteriorate, whereas the north room is in better condition. The south room has no window sash or doors. Due to structural failure at the south end of the building, the floor is severely warped, causing the deterioration of the flooring near the perimeter and stress points. The failure of the floor has affected the wall framing and ceiling structure very little. The brick fireplaces are spalling and disintegrating. It is planned to demolish the structure.

PROJECT INFORMATION:

Measurement and drawing of the Summer Kitchen were undertaken by Preservation/Urban Design/ Incorporated, Michael L. Quinn, A.I.A., directing, with Valerie Sivinski, project architect, in December 1982. Research data, previously accumulated in 1980 by Triad Architectural Associates, under the direction of John Califf, was utilized in the preparation of these documents. The project was completed for the Union Camp Corporation, owner of the property, as a requirement of the Memorandum of Agreement with the United States Army Corps of Engineers, dated March, 1982.